

BILL NO. R-84-03-03

DECLARATORY RESOLUTION NO. R-41-84

A DECLARATORY RESOLUTION designating  
an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

WHEREAS, Petitioner has duly filed its petition dated  
March 7, 1984, to have the following described property design-  
nated and declared an "Economic Revitalization Area" under Divi-  
sion 6, Article II, Chapter 2 of the Municipal Code of the City  
of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
to-wit:

The east 3.5 feet of the north 133  
feet of Lot 86 and the south 23 feet  
of lots 85 and 86 and the south 23  
feet of the east 34 feet of Lot 84  
in Rockhill's Amended Addition to  
the City of Fort Wayne, Allen County,  
Indiana, together with one-half ( $\frac{1}{2}$ )  
of the vacated alley adjoining on the  
south thereof said east 34 feet of  
Lot 84, said Lot 85 and said Lot 86  
in Rockhill's Amended Addition to the  
City of Fort Wayne, Allen County, In-  
diana, and all of Lots numbered 87, 88  
and 89 in Rockhill's Amended Addition  
to the City of Fort Wayne, Allen County,  
Indiana, together with one-half ( $\frac{1}{2}$ ) of  
the vacated alley adjoining said Lots  
87, 88 and 89 on the south thereof;  
also Lots 95, 96, 97, 98, 99 and 100  
in Rockhill's Amended Addition to the  
City of Fort Wayne, Allen County, In-  
diana, together with one-half ( $\frac{1}{2}$ ) of  
the vacated alley adjoining said Lots  
numbered 95, 96, 97, 98, 99 and 100  
on the north thereof in Rockhill's  
Amended Addition to the City of Fort  
Wayne, Allen County, Indiana;

said property more commonly known as 800 Broadway, Fort Wayne,  
Indiana;

WHEREAS, it appears that said petition should be pro-  
cessed to final determination in accordance with the provisions  
of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:



1 Page Two

2  
3 SECTION 1. That, subject to the requirements of Section  
4 4, below, the property hereinabove described is hereby designated  
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
6 12.1. Said designation shall begin upon the effective date of  
7 the Confirming Resolution referred to in Section 3 of this Resolu-  
8 tion and shall continue for one (1) year thereafter. Said desig-  
9 nation shall terminate at the end of that one-year period.

10 SECTION 2. That upon adoption of this Resolution:

11 (a) Said Resolution shall be filed with the Allen  
12 County Assessor;

13 (b) Said Resolution shall be referred to the Committee  
14 on Finance and shall also be referred to the De-  
15 partment of Economic Development requesting a re-  
16 commendation from said department concerning the  
17 advisability of designating the above designated  
18 area an "Economic Revitalization Area";

19 (c) Common Council shall publish notice in accordance  
20 with I.C. 5-3-1 of the adoption and substance of  
21 this Resolution and setting this designation as an  
22 "Economic Revitalization Area" for public hearing;

23 (d) If this Resolution involves an area that has al-  
24 ready been designated an allocation area under  
25 I.C. 36-7-14-39, then the Resolution shall be re-  
26 ferred to the Fort Wayne Redevelopment Commission  
27 and said designation as an "Economic Revitalization  
28 Area" shall not be finally approved unless said  
29 Commission adopts a resolution approving the peti-  
30 tion.

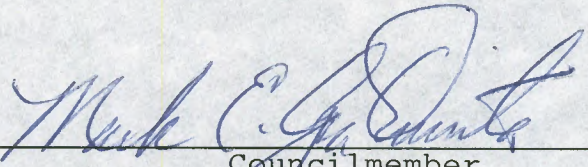
31 SECTION 2. That this Resolution shall be subject to  
32 being confirmed, modified and confirmed or rescinded after public



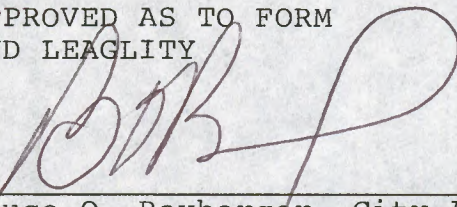
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hearing and receipt by Common Council of the above described re-  
commendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force  
and effect from and after its passage and any and all necessary  
approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEAGLITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Lio Janta, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-13-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. R-41-84 on the 13th day of March, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. Clark  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 14th day of March, 1984, at the hour of 11:30 o'clock P. .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March, 1984, at the hour of 1 o'clock P. .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant St. Joseph Hospital of Fort Wayne, Inc.
2. Owner(s) St. Joseph Hospital of Fort Wayne, Inc.
3. Address of Owner(s) 700 Broadway, Fort Wayne, Indiana 46802  
  
Attorney, Otto M. Bonahoom
4. Telephone Number of Owner(s) (219) 422-3547
5. Relationship of Applicant to Owner(s) if any (same)
6. Address of Applicant 700 Broadway, Fort Wayne, Indiana 46802  
  
Attorney, Otto M. Bonahoom
7. Telephone number of Applicant (219) 422-3547
8. Address of Property Seeking Designation 800 Broadway, Fort Wayne,  
Indiana 46802
9. Legal Description of Property Proposed for Designation (may be attached) (See Exhibit A attached)
10. Townwhip Wayne
11. Taxing District Wayne Township, Allen County, Indiana



12. Current Zoning R-3 and B3B - R-3
13. Variance Granted (if any) for parking garage and office building and building set-back variance.
14. Current Use of Property
- a. How is property presently used? as parking garage and medical office building
- b. What Structure(s) (if any) are on the property? 376 bay, 3-tier parking garage and a 39,720 sq. ft. medical office building.
- b. What is the condition of this structure/these structures? good new construction, partially occupied by tenants
15. Current Assessed Value of Real Estate
- a. Land \$31,000.00
- b. Improvements \$564,800.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$44,558.10 to the best of our knowledge
17. Description of Proposed Improvements to the Real Estate Development of medical office facilities in conjunction with St. Joseph's Hospital. Tax abatement benefits will be used by owners and developer by passing directly thru to doctors by way of rent reduction. This is to provide an incentive to attract doctors and medical personnel to insure the health, welfare and economic stability of the local community.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Construction is complete since fall of 1980, except for partial tenant improvements.
- b. When is completion expected? N/A
19. Cost of Project (not including land costs) \$5,825,000.00 (this does not include tenant improvements).



20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at <sup>or</sup> ~~of~~ in connection with the project after it is completed? 125

~~XX~~  
~~lation of this new manufacturing equipment?~~

- b. What is the nature of those jobs? medical, professional, parking attendants and maintenance employees.
- c. Anticipated time frame for reaching employment level stated above? As soon as building is leased up or sooner.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? N/A



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Property was formerly old, vacant houses and gravel parking lot. Highest and best use of the property is commercial as evidenced by surrounding area.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   x   NO

26. Financing on Project

What is the status of financing connected with this project?  
The project is financed through an economic development bond.



I hereby certify that the information and representation on this Application are true and complete.

ST. JOSEPH HOSPITAL OF FORT WAYNE, INC.

Signature(s) of Owners

March 7 1984  
Date

BY:

Richard A. Rielly  
Richard A. Rielly

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



EXHIBIT "A"

Legal Description

The east 3.5 feet of the north 133 feet of Lot 86 and the south 23 feet of Lots 85 and 86 and the south 23 feet of the east 34 feet of Lot 84 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining on the south thereof said east 34 feet of Lot 84, said Lot 85 and said Lot 86 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, and all of Lots numbered 87, 88 and 89 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots 87, 88 and 89 on the south thereof; also Lots 95, 96, 97, 98, 99 and 100 in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana, together with one-half (1/2) of the vacated alley adjoining said Lots numbered 95, 96, 97, 98, 99 and 100 on the north thereof in Rockhill's Amended Addition to the City of Fort Wayne, Allen County, Indiana.



BONAHOOM, CHAPMAN, McNELLIS  
& MICHAELS

2100 FORT WAYNE NATIONAL BANK BLDG.  
FORT WAYNE, INDIANA 46802

23778

March 7 19 84

71-27  
749

PAY  
TO THE  
ORDER OF

City of Fort Wayne

\$ 50.00

THE SUM OF FIFTY DOLLARS

DOLLARS

LINCOLN NATIONAL BANK

P.O. BOX 900 FORT WAYNE, INDIANA 46801



FOR St. Joseph's Hospital

*Stanley L. Michaels*

⑈023778⑈ +⑈074900275⑈

⑈57⑈632 6⑈

No 22

March 7, 1984

Received from St. Joseph Hospital of FW

fifty no/100

Dollars

Tax Abatement Application Fee

\$ 50.00

*Dobes E. Lintemuth*

★ WILSON-JONES CO. U.S.A.





# The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance  
Fort Wayne Common Council  
One Main Street  
Fort Wayne, IN 46802

Re: Tax Abatement Application For St. Joseph Hospital

Dear Mr. GiaQuinta:

On March 7, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 800 Broadway as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

## Action

The Department of Economic Development conducted a staff review of the project on March 9, 1984. A formal review of the site and an interview with Mr. Otto M. Bonahoom was conducted.

## Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.



Mark GiaQuinta  
March 12, 1984  
Page 2

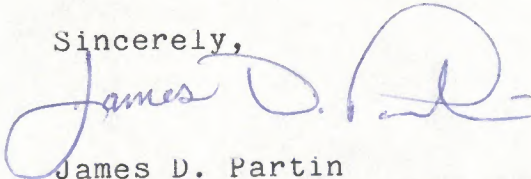
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of Development
2. Cessation of Growth
3. Neighborhood Conservation and Stabilization
4. Improvement of the physical appearance of the City
5. Increase in employment by 125 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is fluid and cursive, with a large loop at the end.

James D. Partin  
Business Planning Specialist  
Department of Economic Development



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-84-03-03DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1.(800 Broadway - St. Joseph Hospital)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_EFFECT OF PASSAGE Tax abatement benefits will be used by owners and  
developer by passing directly thru to doctors by way of rent reduction.  
This will provide an incentive to attract doctors and medical personnel  
to insure the health, welfare and economic stability of the local communityEFFECT OF NON-PASSAGE Opposite of the above.  
\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$5,825,000.00 (this does  
not include tenant improvements).

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_